

PLANNING DEPARTMENT MEMORANDUM

to: Historic Preservation Commission
from: Ed Zimmer
re: Agenda items for November 20, 2014
date: November 14, 2014

Items 3: addition of steel exit staircase to Wheeler House, 1717 D St.

The applicant Kevin Rhinehart has not yet supplied any additional information on his proposal for 1717 D Street, so I have provided last month's report and minutes as background.

Item 4: Height waiver for Lumberworks Liner Building, Canopy St. at O St.

Application materials are attached for a requested special permit, allowing 105 feet of building height at this location, instead of the 75 feet currently permitted.

The Commission has previously seen preliminary designs for this location and gave conceptual approval to concepts not-to-exceed 100 feet. The actual application has now been received and the request is 105 feet, so we are again asking for Commission review and advice before the matter proceeds to Planning Commission in December.

The attached materials include floor plans, a section, and perspective illustrations. The 8th floor plan includes the "Amenity Floor/dining room" feature that is the principal reason for the requested additional height. However, the section drawing and perspectives do not include a central element higher than the 7th (residential) floor. While in general it appears that staff will be able to recommend the requested waiver, we wish to review (and submit to HPC for review) perspectives or elevations that include at least a conceptual representation of the requested 8th floor.

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